# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/05 15:22 2 pgs
Fees:13.00 Taxes:782.55

20050131-0011302

G-KW-05-0109

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charmaine Hunt | SAME | |
| 940 Gale Lane Unit 109 (ADDRESS) | (NAME) (ADDRESS) | |
| Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 118-5-A-23 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we 940 PARTNERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARMAINE HUNT, UNMARRIED,, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Building 6, Apartment B, ST. MARTIN SQUARE, NOW KNOWN AS 12 SOUTH TOWERS, as shown on plat of record in Plat Book 4460, Page 186 amended at Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Certificate of Merger from St. Martin Properties One, LLC, a Tennessee limited liability company to 940 Partners, a Tennessee general partnership as recorded on the 22nd day of October, 2003 in Instrument No. 20031022-0156304 and Quitclaim Deed from M.K.C. Enterprises, a partnership composed of Howard L. Caughron and Marguerite K. Caughron to St. Martin Properties One, L.L.C. as recorded on the 9th day of November, 1998 in Book 11197, Page 96, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 4460, page 186; Book 4710, page 244; Instrument Number 20031107-0163683 ; Book 4711, page 48; Book4611, page 674, Instrument Number 200311070163682; Book 4710, page 602, in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 940 Gale Lane Unit 109, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 28th day of January, 2005.

940 Partners, a Tennessee General Partnership

BY: _____
Chan McCullough, Managing Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, Chan McCullough, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged him self to be the managing partner of 940 Partners, the within named bargainor, a General Partnership, and that he as such managing partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the general partnership, by him self as managing partner.

Witness my hand and official seal at Davidson County, Tennessee on this .

NOTARY PUBLIC

My Commission Expires: 1/27/2007

SPENCER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903